

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Westmoreland County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$26,965,898**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State: 30				
% of Funds Committed	100.00 %	99.45 %	1	97.21 %	100	100	
% of Funds Disbursed	93.85 %	95.34 %	19	90.53 %	60	62	
Leveraging Ratio for Rental Activities	1.92	5.18	23	4.97	21	25	
% of Completed Rental Disbursements to All Rental Commitments***	61.20 %	90.77 %	28	85.01 %	7	7	
% of Completed CHDO Disbursements to All CHDO Reservations***	48.76 %	72.60 %	28	73.71 %	11	12	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.95 %	81.82 %	22	81.48 %	18	21	
% of 0-30% AMI Renters to All Renters***	29.51 %	36.36 %	21	45.54 %	18	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.62 %	98.50 %	27	96.14 %	17	19	
Overall Ranking:			In State: 28 / 30	Nationally: 4			
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,579	\$20,239		\$28,248	244 Units	20.70 %	
Homebuyer Unit	\$51,827	\$17,098		\$15,487	61 Units	5.20 %	
Homeowner-Rehab Unit	\$13,710	\$16,511		\$0	506 Units	42.90 %	
TBRA Unit	\$4,048	\$5,823		\$3,211	369 Units	31.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westmoreland County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,109	\$126,454	\$20,634
State:*	\$103,966	\$43,461	\$16,511
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 2.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.94

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	87.2	78.7	92.5	88.7
Black/African American:	10.6	16.4	7.5	8.6
Asian:	0.9	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	1.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.4	1.6	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.4	1.6	0.0	2.6
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HOUSEHOLD SIZE:

1 Person:	48.7	13.1	41.2	66.9
2 Persons:	15.5	19.7	25.3	15.2
3 Persons:	23.9	29.5	14.1	10.6
4 Persons:	6.2	19.7	8.5	6.0
5 Persons:	3.5	9.8	8.1	0.0
6 Persons:	1.8	6.6	2.4	1.3
7 Persons:	0.4	1.6	0.2	0.0
8 or more Persons:	0.0	0.0	0.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	25.7	11.5	16.0	25.8
Elderly:	29.2	0.0	39.4	31.1
Related/Single Parent:	32.7	54.1	15.0	22.5
Related/Two Parent:	9.3	31.1	26.3	4.6
Other:	3.1	3.3	2.0	15.9

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	75.7	0.0 [#]
HOME TBRA:	0.0	
Other:	0.4	
No Assistance:	23.9	

of Section 504 Compliant Units / Completed Units Since 2001 66

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

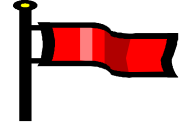
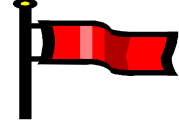
Participating Jurisdiction (PJ): Westmoreland County Consortium State: PA

State Rank: 28 / 30 PJs

Group Rank: 4
(Percentile)

Overall Rank: 0
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	61.2	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	48.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	92.62	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.12	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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